



SPECIAL MEETING AGENDA

125 E. College Street, Covina, California

Council Chamber of City Hall

Tuesday, November 29, 2016

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING
6:00 p.m.**

TO THE MEMBERS OF THE COVINA CITY COUNCIL AND TO THE CITY CLERK:

NOTICE IS HEREBY GIVEN that a special meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority is hereby called to be held on Tuesday, November 29, 2016, at 6:00 p.m. in the Council Chamber located in City Hall, 125 East College Street, Covina, CA 91723. Said special meeting shall be for the purpose of conducting business in accordance with the attached Agenda. No other business will be discussed.

/s/Kevin Stapleton, Mayor of the City of Covina, California

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Delach, Marquez, Mayor Pro Tem/Vice Chairperson Stapleton and Mayor/Chairperson King

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk/Agency/Authority Secretary. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR – None.

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

PUBLIC HEARING

Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Programs and Applications for General Plan Amendment (GPA) 16-001, Covina Forward Specific Plan (SP) 16-001, Zone Change (ZCH) 16-002, Vesting Tentative Tract Map (TTM) 74512, Site Plan Review (SPR) 16-023, and Site Plan Review (SPR) 16-033 and Development Agreement (DA) 16-001. A proposed development on the 10.66 acre site (former K-mart and an existing institutional use), consisting of a residential development of 117 townhomes on approximately 6.12 acres, a Transit Center and Park and Ride on approximately 3.07 acres and a public/civic use component on approximately 1.47 acres, for property located generally at 1162 North Citrus Avenue – APN: 8406-019-019, 8406-019-020 and 177 East Covina Boulevard – APN: 8406-019-17.

Staff Recommendation:

1. Open public hearing, consider public testimony, and close the public hearing; and
2. After the close of the public hearing, if the City Council wishes to approve the land use entitlements, staff recommends that the Council make the motions and take the actions in the order as listed below:
 - (a) Adopt **Resolution No. 16-7557**, A Resolution of the City council of the City of Covina, California, certifying Environmental Impact (SCH2016051053), making environmental findings pursuant to the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program for the iTEC Transit Oriented Mixed-Use development project (approximately 10.66 acres and generally located at 1162 North Citrus avenue and 117 East Covina Boulevard – APN: 8406-019-019, 8406-019-020 and 8406-017;
 - (b) Adopt **Resolution No. 16-7558**, approving the General Plan Amendment (GPA) 16-001 to amend the Land Use Map changing the land use designation for the 10.66-acre project site from the General Commercial (GC) designation to the “Covina Forward Specific Plan (CFSP)” with 6.12 acres for “High Density Residential (HDR - 15 to 22 dwelling units per acre)” and 4.54 acres for “General Commercial (GC).”
 - (c) Adopt **Resolution No. 16-7559**, approving the Covina Forward Specific Plan (SP) 16-001 to establish the “Covina Forward Specific Plan (CFSP)” with 6.12 acres for “CFSP - RD (Multi-Family)” and 4.54 acres for “CFSP - I (Institutional Use/Zone)”; and to establish special development standards and design guidelines for facilitating the proposed iTEC Transit Oriented Mixed-Use development.
 - (d) Waive full reading, read by title only, and introduce for first reading **Ordinance No. 16-2068**, approving the Zone Change (ZCH) 16-002 to amend the Official Zoning

Map changing the zoning designation for 10.66-acre project site from the “C-3A Commercial Zone (Regional or Community Shopping Center)” and “CR Commercial Zone (Recreation)” to the “Covina Forward Specific Plan (CFSP)” with 6.12 acres for “CFSP - RD (Multi-Family)” and 4.54 acres for “CFSP - I (Institutional Use/Zone).”

- (e) Adopt **Resolution No. 16-7560**, approving a Vesting Tentative Tract Map (VTTM) 74512 for dividing the 10.66-acre project site into 23 lots with 21 lots and 12 letter-lots on approximately 6.12 acres for the residential development of 117 for-sale townhouse units, private drive aisles, recreation facilities and common open space areas; and, 2 lots (lots 22 and 23) on approximately 4.54 acres for public/transit and public/civic uses.
- (f) Adopt **Resolution No. 16-7561**, approving a Site Plan Review (SPR) 16-023 for the construction of 117 for-sale townhouse units with private drive aisles, recreation facilities and common open space area.
- (g) Adopt **Resolution No. 16-7562**, approving a Site Plan Review (SPR) 16-033 for the construction of a transit center up to a six-bay bus plaza, a “Park & Ride” vehicle parking structure accommodating between 350 and 400 vehicles, and a retail building of up to 4,800 square feet.
- (h) Waive full reading, read by title only, and introduce for first reading **Ordinance No. 16-2069**, approving the Development Agreement (DA) 16-001 between MLC and COVINA where MLC shall convey 1.11 acres of the project site to COVINA, a parkland conveyance of 0.351 acres of the project site to COVINA and the development of 117 for-sale townhouse units with private drive aisles, recreation facilities and common open spaces area on approximately 6.12 acres.

CONTINUED BUSINESS – None.

NEW BUSINESS – None.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, December 6, 2016, at 6:30 p.m. for closed session and 7:30 p.m. for open session inside the Council Chamber, 125 East College Street, Covina, California, 91723.

Any member of the public may address the Council/Agency/Authority on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Mayor/Chair amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the City Clerk; cards are located near the agendas or at the City Clerk’s desk.

MEETING ASSISTANCE INFORMATION: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City’s consideration of the item at the meeting.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the Tuesday, November 29, 2016, meeting was posted on November 23, 2016, on the City's website and near the front entrances of: 1) Covina City Hall, 125 East College Street, Covina; and 2) the Covina Public Library, 234 N. Second Avenue, Covina.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.